

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
September 20, 2018
6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:32 PM. Quorum was established.

Members Present: Irving Lampert (President), Mackenzie Peil (Secretary), John Storey (Treasurer) & Mary Opel (Director)

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Homeowners signed in

Consideration of Minutes: Lampert made a motion to approve the August 30, 2018 meeting minutes as written. McKenzie seconded the motion and it was approved unanimously.

Resident Comments:

Reports of Officers:

- President: Irving Lampert – No Report
- Vice President: N/A
- Secretary: Mackenzie Peil – No Report
- Treasurer: - John Storey – No Report

Committee Reports:

- Financial– Dave Jenkins: August Report – Jenkins reported that the August financials looked good with approximately \$8k in income for the year as of 8/31/18.
- Playground/Recreational/Pool: Dave Jenkins – Jenkins reported that the shower in the kiddie pool had been leaking, he had a cap put on it, however, we would need to have a plumber out to make the necessary repair. Burch reported that she asked Whittles Roofing to evaluate the pavilion roof for remaining life and they found that there are missing shingles, there is a soft spot in one place and shingles were falling off when the technician was walking on the roof. They suggested replacement immediately. Burch presented an estimate from Whittles and reported that she was obtaining at least two additional proposals.
- Social: Debra Martinez - Not Present, however, Burch reported that the Halloween Festival had been scheduled for October 20th. Burch reported that she had already completed the necessary paperwork to hire 3 off duty Sherriff Deputies to patrol the community Halloween night and asked who would spearhead the committee to ensure that the entrances and common areas got staked up the morning of Halloween. Mackenzie offered to work on getting volunteers. The Fall Yard Sale was scheduled for Saturday, November 10, 2018.
- Welcoming/Love thy Neighbor: Debra Martinez
- CCR/Landscape Review: Mackenzie reported that many properties were deleted from her report during her last inspection.
- Architectural Committee (ARC) –

General Manager's Report:

CCR. Landscape – Burch reported that for the month of September 76 Friendly Reminder letters and 51 Violations were sent. 101 violations were closed. There were 48 properties total on the CCR/Landscape Committee's spreadsheet to review and 18 Fine Notifications and Fine Imposition Notices were sent out after the last inspection by the Committee.

- Request for Waiver of Fines
 - 6833 SW 83rd Terrace: The request was tabled until additional information could be gathered.
- Key Fob Deactivation – Peil made a motion to deactivate all key fobs for properties with a balance over 90 days delinquent. Storey 2nd the motion and it was approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.
 - Burch presented proposals to repair the eastern sign at the western entrance. Storey made a motion to proceed with the proposal from Gainesville Neon. It was 2nd by Peil and approved unanimously.
- Management Proposals: Mackenzie reported that there was no new additional information available on management proposals.

New Business:

- Entrance Landscape Designs & Costs: Jeremy, owner of J.M. & Associates, was present to discuss the options for the entrance areas and what the issues with those areas were. He explained that he had to allow the weeds in the jasmine to get long as the chemical used to kill the weeds must be absorbed through the leaves. He reported that the chemical did what it was supposed to do, and the weeds had all been killed, unfortunately, the western entrance has many bare areas while the eastern entrance filled in nicely. Jeremy reiterated to the Board that after the Jasmine was installed there were several times that the irrigation was turned off at the western entrance by an unknown source which caused stress on the plants, however, he could say if that was the cause of the issues with the plants. It was suggested that a landscape architect be asked to look at the area and provide pricing for a plan which would include the area in the top bed under the "Mentone" sign and in front of the brick wall. Jeremy requested a meeting at the entrances to look specifically at the landscaping in both areas. It was scheduled for Wednesday, September 26, 2018 at 6:00 PM. Storey made a motion to have metal boxes put over the irrigation timers to prevent others from turning it off/on. Peil 2nd the motion and it was approved unanimously.
- Pool Heater Replacement: Burch reported that Kim Stricklan had worked with Karl from Aquatic Maintenance to investigate pool heaters as the pool heater was 10 years old. Her recommendation was to proceed with the purchase of the Raypak model P-1287 for \$15,737.00 with an installation cost of \$3,000.00. The Board had reviewed the information on the heater along with the heater from Pentair. Lampert made a motion to proceed with the purchase of the Raypak pool heater with installation as soon as possible, to be funded from the Pool Heater and General Reserve Funds. It was 2nd by Peil and approved unanimously.
- Open Board Positions: Peil reported that there had been no additional candidates to submit resumes for seats on the Board. Lampert made a motion to appoint Courtney Chronley and Erin McCombie to the Board. It was 2nd by Storey and approved unanimously.

Resident Comments:

- Robert Williams stated that he received a Fine Notification, however, he wasn't sure why he received it as he sent an email to the management company when he received the last letter and thought that the issue was resolved. Additionally, he stated that he didn't understand what was so egregious that warranted a fine as he weeded the mulch and found only very small weeds on the

date he received the letter. He also reported that the fence had not been cleaned around Pecan Park during the week it was supposed to have been cleaned.

Due to insanely aggressive mosquitos, the meeting was adjourned at 8:16 PM.